

Southern California Housing Update

*House Price Index (HPI) **

- According to the Office of Federal Housing Enterprise Oversight (OFHEO), U.S. home prices fell in the Second quarter of 2008. The OFHEO House Price Index (HPI), which is based on data from home sales, was 1.4% lower in the second quarter than the 1.7 percent decline in the first quarter. This decline was less steep than the 1.7% price decline in the prior quarter.
- The Metropolitan Statistical Areas (MSAs) with the greatest price appreciation between the second quarter of 2007 and the second quarter of 2008 were: Merced, California (-34.5%), Modesto, California (-28.5%), and Stockton, California (-31.7%).

Housing Transactions

All Homes	# Sold 2007			# Sold 2008			Median Price (2007, \$1K)			Median Price (2008, \$1K)		
	May	June	July	May	June	July	May	June	July	May	June	July
Los Angeles	7,426	7,580	6,809	5,445	5,678	5,592	\$550	\$545	\$548	\$422	\$415	\$400
Orange County	2,675	2,641	2,391	2,266	1,930	2,799	\$635	\$645	\$640	\$485	\$495	\$461
Riverside	3,307	3,359	2,769	3,444	3,757	4,116	\$406	\$400	\$399	\$290	\$275	\$260
San Bernardino	2,220	2,190	2,008	2,075	2,215	2,521	\$362	\$365	\$355	\$250	\$240	\$230
San Diego	3,385	3,510	3,106	2,979	3,077	3,431	\$492	\$496	\$489	\$380	\$370	\$364
Ventura	861	886	784	708	767	870	\$590	\$582	\$582	\$435	\$420	\$420
So. California	19,874	20,166	17,867	16,917	17,424	20,329	\$505	\$502	\$505	\$370	\$355	\$348

All Homes	# Sold			Median Price		
	% Change from prev. year May	June	July	% Change from prev. year May	June	July
Los Angeles	-26.7%	-25.1%	-3.2%	-23.3%	-23.9%	-26.9%
Orange County	-15.3%	-26.9%	17.1%	-23.6%	-23.3%	-28.0%
Riverside	4.1%	11.8%	48.6%	-28.6%	-31.3%	-34.8%
San Bernardino	-6.5%	1.1%	25.5%	-30.8%	-34.2%	-35.2%
San Diego	-12.0%	-12.3%	10.5%	-22.8%	-25.3%	-25.6%
Ventura	-17.8%	-13.4%	11.0%	-26.3%	-27.8%	-27.9%
So. California	-14.9%	-13.6%	13.8%	-26.7%	-29.3%	-31.1%

Source: DataQuik (www.dqnews.com)

- A total of 20,329 new and resale house and condos were sold in Los Angeles, Orange, Riverside, San Bernardino, San Diego and Ventura Counties in July 2008. That was up 16.7 percent from 17,424 in June and up 13.8 percent from 17,867 in July last year.
- The median price for a Southland home was \$348,000 last month, down 2.0 percent from \$355,000 in June and down 31.1 percent from \$505,000 in July 2007. The peak of \$505,000 was reached in March, April, May and July of last year. The median has fallen because of depreciation and because of the steep drop off in home financing.

* OFHEO's House Price Index tracks multiple sales of the same property in an effort to control for the biases that quality differences can introduce into calculating appreciation based on median prices. This makes it the preferred housing index among most academics who study real estate. Find out more at www.ofheo.gov